



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land

MEETING DATE March 6, 2015 LOCAL EFFECTIVE DATE March 20, 2015 APPROX. FINAL EFFECTIVE DATE April 10, 2015	CONTACT/PHONE Brandi Cummings/Project Manager (805) 781-1006 bcummings@co.slo.ca.us	APPLICANT Patty Ehda	FILE NO. DRC2014-00048
SUBJECT Hearing to consider a request by Patty Ehda for a Minor Use Permit/Coastal Development Permit to allow the construction of a 408 square-foot addition to an existing 1,122 square-foot single-family residence. The project will result in the permanent disturbance of approximately 408 square-feet on an approximately 4,166 square-foot parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 87 Pacific Street, in the community of Cayucos, approximately 150 feet southwest of the South Ocean Avenue and 1 st Street intersection. The site is located in the Estero planning area.			
RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2014-00048 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption (ED14-154) was issued on January 12, 2015			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Coastal Appealable Zone, Local Coastal Program, Small Scale Neighborhood	ASSESSOR PARCEL NUMBER 064-122-013	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Small Scale Neighborhood <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Local Coastal Program <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</small>			

EXISTING USES: Single family residence	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Commercial Retail/businesses <i>East:</i> Residential Single Family/residences <i>South:</i> Residential Single Family/residences <i>West:</i> Residential Single Family/residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Building Division, Cayucos Fire, Cayucos Sanitary, Paso Robles Beach Water Association, California Coastal Commission, Cayucos Citizen's Advisory Council	
TOPOGRAPHY: Nearly level	VEGETATION: Ornamental landscaping
PROPOSED SERVICES: Water supply: Paso Robles Beach Water Association Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire	ACCEPTANCE DATE: December 17, 2014

DISCUSSION

The applicant is proposing to build a 408 square-foot single story bedroom, bathroom, and den addition to an existing 1,122 square-foot residence. The project site is located at 87 Pacific Avenue, in the community of Cayucos. As outlined below, the proposed project is consistent with the Cayucos Urban Area Standards of the Estero Area Plan, as well as applicable Coast Zone Land Use Ordinance standards and general plan policies.

PLANNING AREA STANDARDS

Communitywide

Resource Capacity and Service Availability.

All applications for new land divisions and land use permits for new development shall be accompanied by letters from the applicable water purveyor and the Cayucos Sanitary District stating their intent to serve the proposed project.

Staff comment: The property has existing water service provided by Paso Robles Beach Water Association. All applications for building permit approval within the community of Cayucos are to be accompanied by a letter or other verification from the Cayucos Sanitary District and the applicable water purveyor indicating that the proposed project has received water and sewer approval. This project is conditioned to meet this standard.

Combining Designations

Local Coastal Program Area (LCP)

In accordance with CZLUO Section 23.07.120 the project is within the California Coastal Zone as determined by the California Coastal Act of 1976.

Small Scale Neighborhood Design Standards

Front Setback: In the Paso Robles Beach Area on lots along the east side of Pacific Avenue, the minimum front setback shall be 10 feet. *Staff Comment: The proposed addition is set back approximately 59 feet from the front property line, and the existing structure is setback 10 feet from the front property line. This project complies with this standard.*

Side Setback: For a single story dwelling in the Paso Robles Beach Area, the minimum side setback shall be 3 feet. *Staff Comment: The proposed addition is setback 3 feet on the right side and approximately 25 feet on the left side. The existing structure is setback 4 feet on the right side and 10 feet on the left side. This project complies with this standard.*

Rear Setback: In the Paso Robles Beach Area, the minimum rear setback shall be 10 feet. *Staff Comment: The proposed addition is set back 17 feet from the rear property line and complies with this standard.*

Building Height Limitations: Heights shall be measured from the center line of the fronting street (narrowest side for corner lots) at a point midway between the two side property lines projected to the street center line, to the highest point of the roof. All proposed structures in the Small Scale Design Neighborhood are not to exceed 24 feet in height. Roof heights up to 18 feet shall not be required to have sloped roofs. And at no point shall a lower story wall exceed 12 feet in height including its above ground foundation. *Staff Comment: The proposed building height is 13 feet and complies with this standard.*

Gross Structural Area: One-story development is limited to a maximum gross structural area, including the area of all garages, to 3,500 square feet. *Staff Comment: The overall development on the site (including the proposed addition) is 1,926 square feet. This project complies with this standard.*

Parking: At least one off-street parking space shall be enclosed with an interior space a minimum size of 10 feet by 20 feet, and a maximum of one required off-street parking space may be located in the driveway within the required front yard setback area. *Staff Comment: The existing residence has a 396 square-foot detached garage, with one covered off-street parking space, and an existing driveway with room for an additional off-street parking space. Therefore, the proposed project complies with this standard.*

Driveway Widths: Driveway widths may not exceed 18 feet. *Staff Comment: The driveway width is approximately 10 feet and complies with this standard.*

Streetscape Plan: A scale drawing showing the front exterior elevation (view) of the proposed project, and the front elevations of the adjacent buildings, is required as part of the application submittal. *Staff Comment: The proposed addition does not alter the existing front exterior elevation and will not change the existing streetscape view.*

Topographic Map: A topographic map including the elevation of the fronting street, site contours, and existing and proposed drainage patterns is required as part of the application submittal. *Staff Comment: A copy of the topographic map is in the file.*

COASTAL ZONE LAND USE ORDINANCE STANDARDS

Section 23.07.120: Local Coastal Program

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

COASTAL PLAN POLICIES

Following is a brief list of the Coastal Plan Policies (discussion of specific applicable policies following):

Shoreline Access: N/A

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works: ☒

Policy No(s): 1

Coastal Watersheds: ☒

Policy No(s): 8 and 9

Visual and Scenic Resources: ☒

Policy No(s): 1 and 6

Hazards: N/A

Archeology: N/A

Air Quality: N/A

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned.

Public Works

Policy 1: Availability of Service Capacity. New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development. The proposed project is conditioned to comply with this policy.

Coastal Watersheds

Policy 8: Timing of Construction and Grading. Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period. The proposed project is consistent with this policy because it's conditioned to require an erosion and sedimentation control plan when grading is conducted or left in an unfinished state during the period from October 15 through April 15.

Policy 9: Techniques for Minimizing Sedimentation. Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. The proposed project is consistent with this policy because the applicant is conditioned to apply Best Management Practices in the selection and implementation of site maintenance.

Visual and Scenic Resources

Policy 1: Protection of Visual and Scenic Resources. Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible. The proposed project complies with this policy because it complies with the Small Scale Design Neighborhood standards, is in character and scale with the surrounding neighborhood, and will not block existing scenic vistas.

Policy 6: Special Communities and Small-Scale Neighborhoods. Within the urbanized areas defined as small-scale neighborhoods or special communities, new development shall be designed and sited to complement and be visually compatible with existing characteristics of the community which may include concerns for the scale of new structures, compatibility with unique or distinguished architectural historical style, or natural features that add to the overall attractiveness of the community. The proposed project is consistent with this standard because the proposed addition is set behind the existing residence, is visually compatible with the existing residence and neighborhood and complies with all the standards for Cayucos Small Scale Design Neighborhood.

COMMUNITY ADVISORY GROUP COMMENTS

Cayucos Citizens Advisory Council (CCAC) – The Land Use Committee of the CCAC recommended approval of this project.

AGENCY REVIEW

Public Works- *Per referral comments received October 31, 2014.*

- A. The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.*

Building Department – *Per referral comments received January 12, 2015.*

- 1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.*
- 2. The project is subject to a construction permit as well as the currently adopted 2013 California Codes.*
- 3. The project may require a full soils report for the design of all building foundations at the time of construction permit application submittal.*
- 4. The project is subject to the California State Title 24 energy laws.*
- 5. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.*

6. *If the total square footage of the proposed additions and remodeled area is greater than 50% of the existing square footage of the residence, a fire sprinkler system will be required for the entire structure per County Ordinance Title 19.*

Cayucos Fire – *No comment.*

Cayucos Sanitary – *No response.*

California Coastal Commission – *No response.*

Paso Robles Beach Water Association – *No response.*

LEGAL LOT STATUS

The one existing parcel is Lot 8 in Block 2 of Paso Robles Beach No. 1 according to map recorded August 21, 1922 in Book 3, Page 15 of Maps, at a time when that was a legal method of creating lots.

Staff report prepared by Brandi Cummings and reviewed by Karen Nall.